

Landowner Specific Narrative Summary
Dennis R. Moore

ATXI has been unsuccessful in obtaining an easement from Mr. Dennis R. Moore, who owns one parcel along the Meredosia to Pawnee segment of the project in Scott County, Illinois, internally designated as A_ILRP_MP_ST_035_ROW. As summarized on Exhibit 2.1, ATXI has contacted, or attempted to contact, Mr. Moore on at least 55 occasions, including 2 emails, 40 in-person meetings, 4 letters, and 9 phone calls.

ATXI presented its initial offer to Mr. Moore on March 28, 2014, at which time Mr. Moore informed the agent that he was a member of the Scott County opposition group and was opposed to the line. Mr. Moore stated that he would not sign anything or make any decisions until the appeal was settled. He did state that his farm was more productive than the crop yields used in the offer, and committed to provide crop yield information to substantiate his claim. Mr. Moore provided that information on April 4, 2014 and ATXI increased its offer on April 7, 2014 to include these increased yields.

Over the course of the next year, Mr. Moore reiterated his position of “not doing anything” until the appeal was settled, and generally refused to engage in substantive negotiations. He did bring up a few issues early in the negotiations, inquiring about the possibility of a 1031 exchange and whether he could restrict ATXI’s ability to sublease the easement. The agent explained that neither was possible. In December of 2014, Mr. Moore stated that he thought the compensation was low, but has not provided a counteroffer or any documentation supportive of a higher per acreage amount.

It was not until a meeting on June 22, 2015 that Mr. Moore raised additional issues, but then stated that he did not want to consider the transmission easement until the court action was settled. On July 14, 2015, Mr. Moore stated that he was trying to decide whether to hire an

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attorney, and raised additional issues, which the agent informed him could be included in a confidential settlement agreement after he identified all of his concerns.

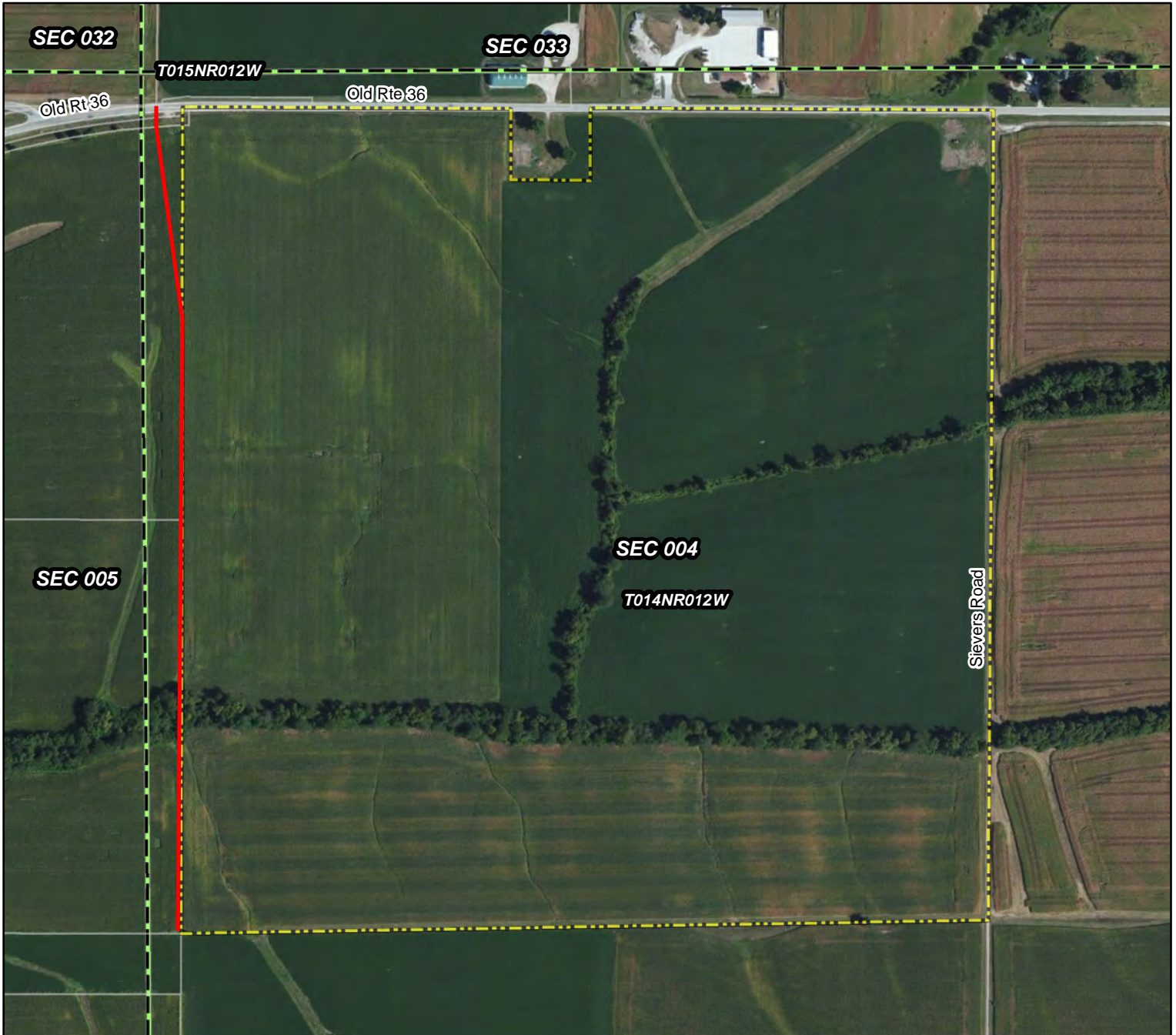
ATXI has attempted to engage Mr. Moore in negotiations for over 16 months and has increased its compensation offer and obtained an updated appraisal. Despite ATXI's efforts, and due to Mr. Moore's reluctance to engage in substantive negotiations pending the outcome of his appeal, the parties still have not reached a voluntary agreement. ATXI still does not know the entirety of Mr. Moore's issues, but will continue to negotiate with the Mr. Moore to the extent he is willing to engage in negotiations. However, voluntary agreement in a time frame supportive of this line segment's in-service date is unlikely, and therefore ATXI requests eminent domain authority over this parcel.

A - ILRP - MO - ST - 035**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒ 9.4.12
2. Initial appointment set for 4/4/14 ☒ 9.4.12
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒ 9.4.12
4. Prepare and review Acquisition documents and maps ☒ 9.4.12
5. Provide landowner with business card and show Ameren ID badge ☒ 9.4.12
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter ☒ 9.4.12
 - b. Does landowner have any questions regarding letter: ☒ 9.4.12
7. Provide/explain the purpose of the project ☒ 9.4.12
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project ☒ 9.4.12
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒ 9.4.12
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐ REFUSED 9.4.12
12. Provide EMF brochure, if requested ☐ N/A 9.4.12
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒ 9.4.12
14. Agent Name (Print and Sign) TERESA W. RUBRETTIS ☒ 9.4.12

Scott County, IL

Tax Id: 06-04-100-001, 06-04-100-004

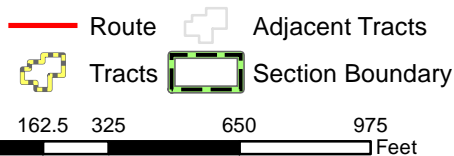


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Dennis R. Moore

Tract No.:A_ILRP_MP_ST_035

Date: 6/10/2015

EXHIBIT "A"

A 3.636 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 12 WEST OF THE 3RD PRINCIPAL MERIDIAN, SCOTT COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO DENNIS R. MOORE, RECORDED IN BOOK 121, PAGE 85 OF THE DEED RECORD OF SCOTT COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAGNAIL IN AN 18-INCH WOOD POST FOUND AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1100273.77, E:2217638.73;

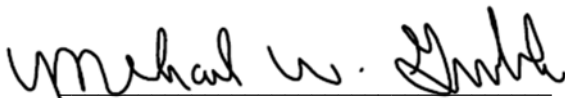
THENCE NORTH 00 DEGREES 06 MINUTES 23 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2,526.16 FEET TO A POINT FOR CORNER, FROM WHICH A PK NAIL FOUND AT THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 12 WEST OF THE 3RD PRINCIPAL MERIDIAN BEARS NORTH 86 DEGREES 36 MINUTES 53 SECONDS WEST, A DISTANCE OF 2,650.03 FEET;

THENCE SOUTH 07 DEGREES 24 MINUTES 55 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 573.13 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 23 MINUTES 57 SECONDS WEST, A DISTANCE OF 1,956.82 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID NORTHWEST 1/4;

THENCE SOUTH 89 DEGREES 04 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 65.04 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 158,383 SQUARE FEET OR 3.636 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/17/2015



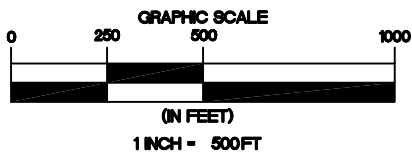
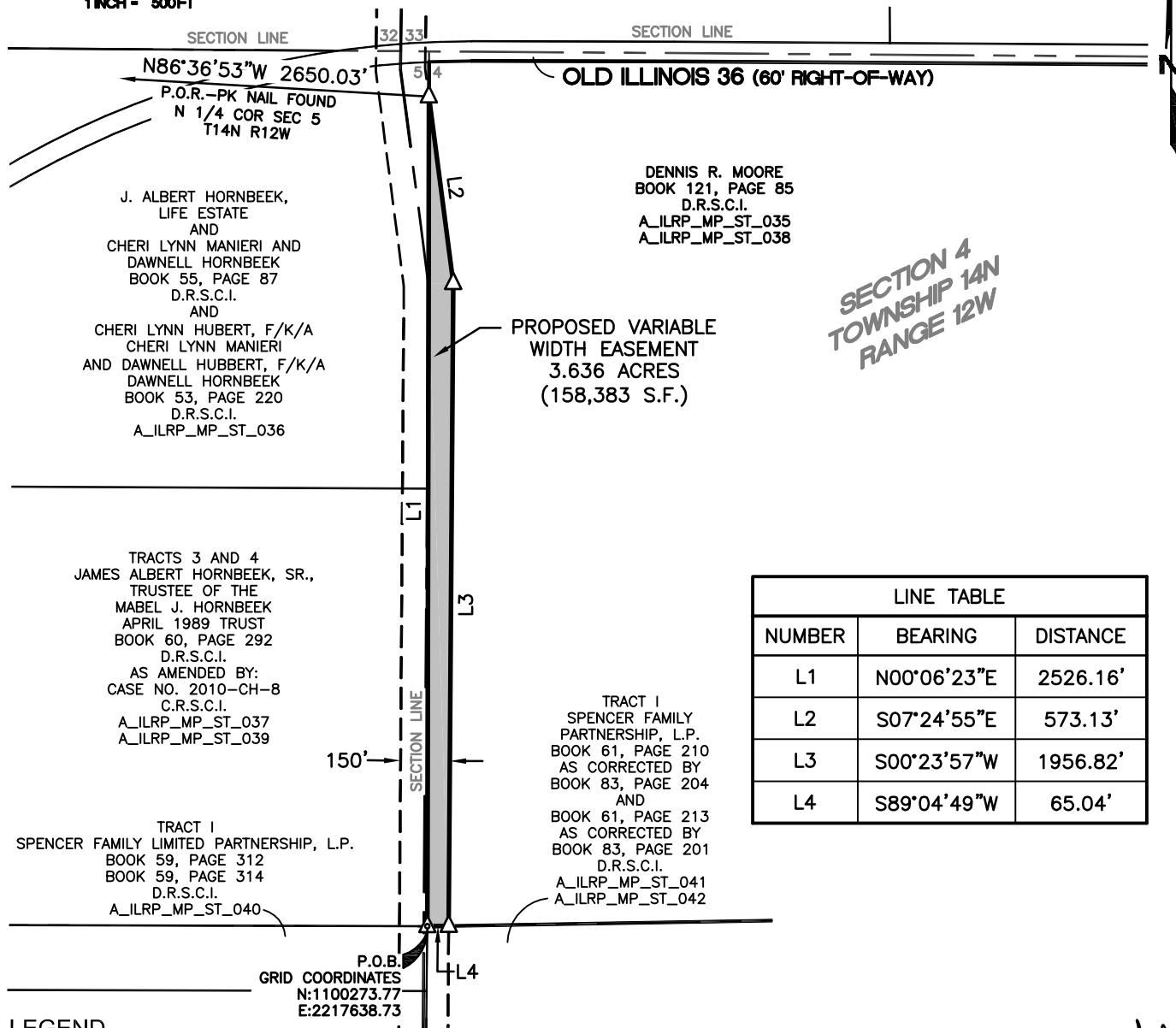


EXHIBIT "A"

ATXI Exhibit 2.3 (Part G)

Page 6 of 6



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°06'23"E	2526.16'
L2	S07°24'55"E	573.13'
L3	S00°23'57"W	1956.82'
L4	S89°04'49"W	65.04'

LEGEND

C.R.S.C.I. COURT RECORDS
SCOTT COUNTY, ILLINOIS

D.R.S.C.I. DEED RECORDS
SCOTT COUNTY, ILLINOIS

P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE

△ MAGNAIL IN AN 18-INCH
WOOD POST FOUND

△ CALCULATED POINT

2 1
11 12

TYPICAL SECTION CORNER

SECTION LINE

SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS

JOB NUMBER: 32359

DATE: 03/17/2015

SCALE: 1" = 500'

TRACT ID: A_ILRP_MP_ST_035

DRAWN BY: JC



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTION 4, TOWNSHIP 14 NORTH, RANGE 12 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SCOTT COUNTY, ILLINOIS